



# Enterprise Town Advisory Board MINUTES

Date & Time: December 10, 2014, 6:00 p.m.  
Location: Enterprise Library, 25 E. Shelbourne Avenue @ Las Vegas Blvd. South

Board Members: David Chestnut - Chair      Frank J. Kapriva - Vice-Chair (excused)  
Laura Ring (excused)      Cheryl Wilson      James Sweetin

Secretary: Edie Krieger

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Greg Cerven

.....  
All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

.....  
**CALL TO ORDER:** The meeting was called to order by the Chair

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by the Chair

**ROLL CALL:** By Chair: TAB members Frank Kapriva and Laura Ring were excused.

**INTRODUCTION OF COUNTY STAFF:** Noted above

## **PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

## **PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

## **REGULAR BUSINESS:**

1. Approve the Minutes for the meeting held on November 12, 2014. Requires a vote of the Board.  
Motion to approve the minutes by Dave Chestnut:  
**Approved: 3-0**
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.



# Enterprise Town Advisory Board MINUTES

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items respectively and will be heard together:

2. TM-0196-14 - DIAMOND SOUTH, LLC

4. WS-0887-14 – DIAMOND SOUTH, LLC

10. TM-0201-14 – CFT LANDS, LLC

14. VS-0913-14 – CFT LANDS, LLC

17. ZC-0912-14 – CFT LANDS, LLC

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following zoning items have been held per request of the applicant until January 14, 2015.

11. TM-0202-14 – SILVERADO RANCH, LLC

13. VS-0914-14 - SILVERADO RANCH, LLC

16. ZC-0911-14 – SILVERADO RANCH, LLC

Motion to approve the agenda with changes as noted above by Dave Chestnut:

**Approved: 3-0**

## ANNOUNCEMENTS

- Beginning with the January 14, 2015 TAB meeting the Enterprise TAB will meet at the Windmill Library, 7060 W. Windmill Ln.

## GENERAL BUSINESS:

Receive a report from the Enterprise TAB Committee on Traffic Mitigation in the RNP. (For possible action)

Motion by Dave Chestnut

That the Board make a request that the Department of Public Works meet with the Traffic Committee regarding the following issues:

- What progress has been made toward a new RNP rural road standard?
- What progress has been made in evaluation of the RNP traffic plan map previously submitted?
- What progress has been made in the review of arterials and collector roads in Enterprise?
- Truck parking along Dean Martin north of Blue Diamond is creating a potential safety hazard for emergency response vehicles.
- Will a traffic light at Cactus and Jones be included the design for Jones improvements?
- Are there any plans to extend RTC Bus service in Enterprise west of I-15?

Motion passed 3-0

## ZONING AGENDA:

- SC-0878-14 – HIGHLANDS COLLECTION 3, LLC, ET AL:**  
**STREET NAME CHANGE** for Glenora Cellars Avenue to be renamed to Ries Rockets Way from Lindell Road going westerly to the Westwind Road (alignment) in an R-2 (Medium Density Residential) Zone and a

### BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board

## MINUTES

P-F (Public Facility) Zone. Generally located on the west side of Lindell Road, 333 feet south of Silverado Ranch Boulevard within Enterprise. SB/bk/ml (For possible action) **12/16/14 PC**

**Motion by Dave Chestnut**  
**APPROVED per staff conditions**  
**Motion passed 3-0**

2. **TM-0196-14 - DIAMOND SOUTH, LLC:**  
**TENTATIVE MAP** consisting of 25 single family residential lots and common lots on 5.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Mountains Edge Parkway and the east side of El Capitan Way within Enterprise. SB/jvm/ml (For possible action) **12/16/14 PC**

**Motion by Dave Chestnut**  
**APPROVED per staff conditions**  
**Motion passed**

3. **VS-0863-14 – MAJESTIC NEVADA PROPERTY HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Shelbourne Avenue, and between Dean Martin Drive and Interstate 15 within Enterprise (description on file). SB/co/ml (For possible action) **12/16/14 PC**

**Motion by Cheryl Wilson**  
**APPROVED per staff conditions**  
**Motion passed 3-0**

4. **WS-0887-14 – DIAMOND SOUTH, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street improvements in accordance with Clark County's Uniform Standard Drawings.  
**DESIGN REVIEW** for a 25 lot single family residential subdivision on 5.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the south side of Mountains Edge Parkway and the east side of El Capitan Way within Enterprise. SB/jvm/ml (For possible action) **12/16/14 PC**

**Motion by Dave Chestnut**  
**APPROVED per staff conditions**  
**Motion passed 3-0**

5. **DR-0868-14 – ROBINDALE ARVILLE, LLC:**  
**DESIGN REVIEW** for a commercial building within an existing shopping center on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 140 feet north of Santoli Avenue within Enterprise. SS/jt/ml (For possible action) **12/17/14 BCC**

**Motion by Dave Chestnut**  
**APPROVED per staff conditions and,**  
**ADD Current Planning conditions:**



# Enterprise Town Advisory Board

## MINUTES

- Design Review as a Public Hearing for Signage;
- Pole mounted parking lot lights to be shielded LED's with poles not to exceed 15 feet high.

Motion passed 3-0

6. **UC-0872-14 – COUNTY OF CLARK (AVIATION):**

**USE PERMIT** to reduce the separation from a proposed financial services, specified (check cashing, deferred deposit, high interest loans, and vehicle title loans) business to an existing financial services, specified business in conjunction with an existing shopping center on a portion of 69.8 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-2 Overlay District. Generally located on the north side of Blue Diamond Road, 700 feet west of Valley View Boulevard within Enterprise. SB/dg/ml (For possible action) 12/17/14 BCC

Motion by Dave Chestnut

**DENIED** per staff “if approved” conditions

Motion passed 3-0

7. **UC-0890-14 – WHEELOCK FAMILY TRUST:**

**USE PERMITS** for the following: 1) allow an accessory structure (storage building) prior to a principal structure; and 2) allow alternative design standards on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of La Cienega Street and Wigwam Avenue within Enterprise. SS/gc/ml (For possible action) 01/06/15 PC

Motion by Dave Chestnut

**DENIED** per staff “if approved” conditions

Motion passed 3-0

8. **VS-0906-14 – LEWIS INVESTMENT COMPANY NV, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Lindell Road and between Windmill Lane and Shelbourne Avenue, and a portion of right-of-way being Lindell Road located between Windmill Lane and Shelbourne Avenue, and a portion of Windmill Lane between Westwind Road and Edmond Street within Enterprise (description on file). SB/co/ml (For possible action) 01/06/15 PC

Motion by Dave Chestnut

**APPROVED** per staff conditions

Motion passed 3-0

9. **DR-0889-14 – BT SOUTHERN HIGHLANDS INVESTMENT:**

**DESIGN REVIEW** for a fast food restaurant within an existing shopping center on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 500 feet east of Decatur Boulevard within Enterprise. SB/rk/ml (For possible action) 01/07/15 BCC

Motion by Dave Chestnut

**APPROVE** per staff conditions and,

**ADD a Current Planning condition:**

- Design Review as a Public Hearing for any future signs.

**BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager



# Enterprise Town Advisory Board

## MINUTES

Motion passed 3-0

10. **TM-0201-14 – CFT LANDS, LLC:**  
**TENTATIVE MAP** consisting of 18 single family residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Meranto Avenue, 280 feet east of Jones Boulevard within Enterprise. SB/rk/ml (For possible action) **01/07/15 BCC**

Motion by Dave Chestnut

**DENIED:** Density is too great for the area and does not match the surrounding neighborhood.

Motion passed 3-0

11. **TM-0202-14 – SILVERADO RANCH, LLC:**  
**TENTATIVE MAP** consisting of 31 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Jones Boulevard and Silverado Ranch Boulevard within Enterprise. SB/pb/ml (For possible action) **01/07/15 BCC**

**HELD per request of the applicant until January 14, 2015 Enterprise TAB meeting.**

12. **UC-0886-14 – OCHOA DEVELOPMENT CORPORATION:**  
**USE PERMIT** for a congregate care facility.  
**DESIGN REVIEWS** for the following: 1) a congregate care facility; 2) site lighting; and 3) signage on 2.6 acres in a C-2 (Commercial General) Zone in the MUD-4 Overlay District. Generally located on the north side of Ione Road, 500 feet west of Eastern Avenue within Enterprise. SS/pb/ml (For possible action) **01/07/15 BCC**

Motion by Dave Chestnut

**APPROVED per staff conditions**

Motion passed 3-0

13. **VS-0914-14 - SILVERADO RANCH, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Richmar Avenue and between Jones Boulevard and Butterfly Creek Street, and a portion of right-of-way being Jones Boulevard located between Silverado Ranch Boulevard and Richmar Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **01/07/15 BCC**

**HELD per request of the applicant until January 14, 2015 Enterprise TAB meeting.**

14. **VS-0913-14 – CFT LANDS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Meranto Avenue and Sierra Medina Avenue, and between Jones Boulevard and Sycamore Ridge Street within Enterprise (description on file). SB/rk/ml (For possible action) **01/07/15 BCC**

Motion by Dave Chestnut

**APPROVED per staff conditions**

Motion passed 3-0



# Enterprise Town Advisory Board

## MINUTES

15. **ZC-0901-14 – ROSECO, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 10.2 acres from R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone in the MUD-3 Overlay District.  
**USE PERMIT** for the following: 1) a project of regional significance (adjacent to the City of Henderson); and 2) a senior housing facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a senior housing facility on 7.5 acres. Generally located on the north side of St. Rose Parkway and the east side of Amigo Street within Enterprise (description on file). SS/pb/ml (For possible action) 01/07/15 BCC

Motion by Dave Chestnut

APPROVED per staff conditions and,  
ADD Current Planning conditions,

- On northern boundary next to single family homes use 36" box trees;
- Design Review as a Public Hearing for Lighting and Signage.

Motion passed 3-0

16. **ZC-0911-14 – SILVERADO RANCH, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from C-1 (Local Business) Zone and C-2 (General Commercial) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; 2) waive the transition of right-of-way; 3) reduced right-of-way width; and 4) reduced street intersection off-sets.  
**DESIGN REVIEW** for a single family residential development. Generally located on the northeast corner of Jones Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). SB/pb/ml (For possible action) 01/07/15 BCC

HELD per request of the applicant until January 14, 2015 Enterprise TAB meeting.

17. **ZC-0912-14 – CFT LANDS, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) for modified street improvements in accordance with Clark County Uniform Standard Drawings.  
**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Meranto Avenue, 280 feet east of Jones Boulevard within Enterprise (description on file). SB/rk/ml (For possible action) 01/07/15 BCC

Motion by Dave Chestnut

APPROVE Zone Change to R-2;

APPROVE Waivers of Development Standards 1 & 2;

DENY Design Review;

ADD Current Planning conditions:

- Minimum lot size should be 4700 square feet in order to blend with the surrounding neighborhood;
- Design Review to limit homes to single story.

Motion passed 3-0



# Enterprise Town Advisory Board MINUTES



## PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE

**NEXT MEETING DATE:** January 14, 2015, 6:00 p.m.

## ADJOURNMENT:

Motion to adjourn by James Sweetin

8:10 pm

Motion passed 3-0

## **BOARD OF COUNTY COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY  
DON BURNETTE, County Manager